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3-5-2013 Minutes

Thompson School Building Committee Meeting
Tuesday, March 5, 2013
Town Hall Annex – Second Floor Conference Room
6:30 pm

Present: Kathleen Bodie, Superintendent, TSBC
Adam Chapdelaine, Town Manager, TSBC, PTBC
John Cole, TSBC, PTBC
Sheri Donovan, Thompson School Principal, TSBC
Tobey Jackson, Parent Representative, TSBC
Diane Johnson, APS Chief Financial Officer, TSBC, PTBC
Domenic Lanzillotti, Purchasing Officer, TSBC
Tony Lionetta, TSBC, CPC
John Maher, TSBC, PTBC
Mark Miano, Facilities Manager, TSBC, PTBC
Jeff Thielman, SC Rep., TSBC

Attendees: Brian DeFilippis, OPM, PMA Consultants
Lori Cowles, Chris Vance, HMFH Architects
Burt Barachowitz, Clerk of the Works
Doug Faria, Scott Goodwrich, Edvance Technologies
Juliana Rice, Town Counsel

Call to order: 6:30 pm

Construction Progress Update/Schedule
Burt Barachowitz reported on the following:

1. MASONRY: Classroom wing 95 % complete, work continues on west elevation at Admin. Entrance; Cafeteria wing substantially complete; Gymnasium masonry 70% complete. Gymnasium interior masonry 95% complete. All completed exterior masonry has been washed-down.
2. WINDOWS:
 - 68 windows have been installed to date. Completion at 70%
 - Curtainwall installations to begin this week.
3. ROOFING: Roofing membrane installation is substantially complete. Metal roof edge has been reviewed and approved and is in production.
4. DRYWALL: Wallboard installation continues in Classroom wing; Taping on 3rd floor; Wallboard on 2nd floor; Framing and wallboard in Cafeteria / maintenance wing; Framing and wallboard at Gymnasium platform.
5. PAINTING: Painting ongoing on 3rd floor of classroom wing.
6. ACOUSTIC CEILING TILE: Ceiling grid installation ongoing on 3rd floor of classroom wing.
7. CASEWORK: Cabinet deliveries have started and installations ongoing in 3rd floor classrooms.
8. HVAC: Ductwork ongoing in Classroom wing 1st flr and underway in Area C and D; Baseboard radiation installs starting on 3rd floor of classroom wing, control wiring ongoing; heat piping at cafeteria and maintenance wing ongoing. Mechanical room fit-outs starting. Mechanical pads poured on Fri. 3/1.
9. PLUMBING: Rough-ins for bathrooms in Classroom wing substantially complete. All classroom wing floors have been inspected. Plumbing pipe insulation ongoing; Work underway to rough kitchen plumbing and ongoing for water mains in Cafeteria / maintenance wing.
10. ELECTRICAL: Electrical in-wall roughing substantially complete in classroom wing. All floors of classroom wing have been inspected. Lighting installation, fire alarm, data and intercom wiring ongoing on 3rd floor of classroom wing. Electrical roughing

ongoing in Gymnasium.

11. Stairs 1 and 2 have been inspected. Railing sample has been submitted for review .

12. Briggs Engineering and Testing Envelope inspections ongoing. Window testing on the building to begin Friday 3/8.

13. Electrical pole relocations on N. Union St. have been completed by Verizon. G & R and PMA coordinating with NSTAR to begin the service relocations and moving of (2) poles at west end site adjacent to park.

14. National Grid has extended and stubbed up gas line to location of gas meter pad.

Supt. Bodie reported that she along with Adam Chapdelaine, Domenic Lanzillotti and Karen Tassone took a tour of the Thompson School; the Superintendent will arrange a tour for the Thompson Building Committee members. A group of ten Thompson teachers will take a tour of the building next week.

Brian DeFilippis will send a revised progress schedule review to the committee next week. Currently the critical path has shifted to the mechanical areas in C & D and the project is two weeks behind schedule due to the not receiving the mechanicals, (heaters, boilers, HVAC). PMA will be meeting with the general contractor tomorrow to discuss what the plan will be to make up the time.

John Maher voiced concern over the delay in schedule and inquired how the time would be made up to stay on schedule.

HMFH, Lori Cowles, explained that substantial completion is the most important deadline to meet, at that point furniture can be delivered, room set up etc. Additionally a clause in the contract provides for a recovery schedule where the contractor will be required to spell out exactly how the time would be made up (i.e. working nights, Saturdays, etc.)

Mr. Maher requested that the minutes reflect his request to PMA to indicate his concern over the schedule lag.

Mr. Cole noted that the Thompson School will be the first school to have substantial completion in June; this does not, however, minimize the lack of mechanical completion and acknowledges that Lori, Brian and Burt will continue to push back on the issue.

Project Budget

Brian DeFilippis reported that the budget is in good shape, monthly submissions to MSBA continue, there remains \$438,000 in the contingency fund (that includes \$200,000 for moisture mitigation).

Construction Related Items/Updates

- Fire Alarm System – schedule impact of installing Notifier System

Brian DeFilippis reported that the Committee voted the fire alarm system to be Propriety, the contractor submitted a different system; we are on record with the contractor that his submittal is void.

- Utility Companies

Utility poles have been relocated onto the site, gas has been brought up to the building, G & R will coordinate on placement of the meter.

Town Counsel, Juliana Rice, stated that she has had numerous conversations about the need for the warrant article and Verizon continues to state that an easement is required.

- FF&E Update

Domenic Lanzillotti informed the committee that the FF&E bids went out today; they will be opened on March 25th, with recommendations to the Committee at the April 2nd meeting.

- IT Presentation

Doug Faria and Scott Goodrich of Advantech Technologies reviewed their proposal and technology budget of \$486,000 with a 2% contingency built in. They have been working closely with IT Director, Dave Good, who has approved the proposal.

On a motion by John Maher seconded by Diane Johnson it was unanimously

Voted for approval to proceed with the IT procurement outlined within the proposed budget.

Tony Lionetta questioned if the technology is comparable to the other schools in Town, Supt Bodie explained that the Thompson will have state of the art technology however we are strategizing to maintain technology equality in all schools.

Approval of Invoices

On a motion by Jeff Thielman seconded by John Maher it was unanimously

Voted to approve HMFH invoice 997632 dated March 1, 2013 in the amount of \$18,435.29 for services rendered February 1 – 28 2013.

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously:
Voted to approve HMFH invoice 408110A dated March 4, 2013 in the amount of \$4,620.00 for Technology Equipment Procurement.

On a motion by Jeff Thielman seconded by John Cole it was unanimously:
Voted to approve PMA Consultants invoice 03383-41 dated March 4, 2013 in the amount of \$18,129.00 for professional services February 1 – 28, 2013.

On a motion by Jeff Thielman seconded by Domenic Lanzillotti it was unanimously:
Voted to approve Briggs Engineering invoice 64241 dated January 26, 2013 in the amount of \$1,137.00 for services rendered.

On a motion by Jeff Thielman seconded by Adam Chapdelaine it was unanimously:
Voted to approve National Grid invoice 800007728 in the amount of \$63,000 for new gas service at the Thompson School (reflects a reduction of \$16,000 off the original amount).

Certificate of Payment

On a motion by Diane Johnson seconded by Domenic Lanzillotti it was unanimously
Voted to approve G & R certificate of payment application #10 in the amount of \$1,361,357.60.

Change Requests

On a motion by Jeff Thielman seconded by Adam Chapdelaine it was unanimously
Voted to approve a total of eight G & R change requests (#34, 35, 36-R1, 38-R2, 39, 41,43,45) in the amount of \$16,469.00.

Books for Bill

John Cole reported that Cambridge Savings Bank made a donation in the amount of \$10,000, to date \$72,000 has been raised. The community event is scheduled for May 2nd, the Books for Bill meeting will be held on March 6th.

On a motion by John Maher seconded by John Cole it was unanimously:
Voted to approve the meeting minutes of February 5, 2013.

New Business

Window Repair – Brian stated that as previously reported, the windows were shipped too early and were not properly cured when shipped, the windows will be resealed per manufacturer's letter (two windows will be tested).

John Cole requested that Briggs Engineering or a commissioning agent review documentation on the repair history of the windows. Tony Lionetta would like to request an extension on the existing warranty.

Moisture mitigation – the initial readings are at 90-93% relative humidity (should be at 85%), PMA will be meeting with the manufacturer and floor contractor on March 6th to discuss.

Motion to adjourn @ 7:45 pm
Karen Tassone
Recording Secretary